

UNIT 1707  
THE COTTAGES AT STONEY CREEK  
OR 1518/1834

PETROUSEK DANIEL FRANK & NICOLE LYNNANNE  
1221 BALTIC MILL DRIVE  
BELVIDERE, IL 61008

2025

25-2N-28-027C-1707-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			
Floor		1 100	0278300		1,477				2008	2008	100	100	0		STANDARD			
Recreation	POOL	POOL 100	1 CONDO - 0% - 2025										Tax Group: 4 Tax Dist:					
Location	INTERIOR	INTERIOR 100											BUILDING MARKET VALUE 248,000					
View	WOODS/POND	WOODS/POND 100											TOTAL MARKET OB/XF VALUE 0					
Desirability	TOWNHOUSE	TOWNHOUSE 100											TOTAL LAND VALUE - MARKET 0					
Balcony	FSP	FSP 100											TOTAL MARKET VALUE 248,000					
Parking	B/I GARAGE	B/I GARAGE 100											SOH/AGL Deduction 0					
Bedrooms		3 100											ASSESSED VALUE 248,000					
Bathrooms		2.5 100											TOTAL EXEMPTION VALUE 0					
Oth Rooms		2 100											BASE TAXABLE VALUE 248,000					
Quality 03 Quality Level 03													TOTAL JUST VALUE 248,000					
DOR CODE 0400 CONDOMINIUM													NCON VALUE 0					
MAP NUM MKT AREA 04													INCOME VALUE					
NEIGHBORHOOD/LOC 4076.00													PREVIOUS YEAR MKT VALUE 238,000					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													
TOTALS	1,477			1,477														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19031	NEW CONSTR	0	01/01/2006
C19031	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1602	5/23/2024	WD	Q	I	01	285,000
GRANTOR: HOLCOMB PATRICIA A						
GRANTEE: PETROUSEK DANIEL FR						
1689/0570	7/13/2010	WD	Q	I	01	112,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: HOLCOMB PATRICIA A						

EXTRA FEATURES															BLD DATE			LGL DATE															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	XF DATE	LAND DATE	AG DATE														
96199 STONEY DR, FERNANDINA BEACH																																	

BUILDING NOTES														

BUILDING DIMENSIONS														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV